

## **Project Description**

This Casita is fully accessible. It can accommodate one, two, or more occupants. It has 2 bedrooms (one of which is fully accessible when furnished with a double bed), an open Kitchen, Dining and Living area, Washer/ Dryer, Entry Closet, Bath and Mechanical Room. The heated square footage is 799 sq. ft.

There is a 270 sq. ft. trellised patio on the east side and a 338 sq. ft. carport on the west. A low fenced enclosure on the south side contains the rain barrel and the HVAC condenser. There are (16) – photovoltaic panels on the roof that provide for a 4kW system. The Casita is clad in a light grey colored stucco with a dark metal fascia.

The design is based on an estimated lot size of 8,000 sq. ft. with an existing residence of 1,600 sq. ft. The Lot Coverage is 43.5%.

## **Project Narrative**

Universal Design/ Accessible Casita Key features:

1. Bedroom One is fully accessible and furnished with a double bed.
2. The kitchen counter height is 34”.
3. The 34” high table doubles as kitchen work surface.
4. There is 3’-6” clearance between the counter and table.
5. The sink and induction cooktop have accessible knee space.
6. There is a 2-drawer refrigerator/ freezer.
7. There is a combination Microwave/ convection oven.
8. The built-in pantry is 4’ wide with storage drawers below.
9. The bathroom sink has accessible knee space.
10. The roll-in shower is accessible.
11. 2’-10” doors are provided throughout with 18” clearances on the pull and 12” on the push sides.
12. The hallway is 3’-6” wide.
13. There is a 5’ diameter turning radius in the Entry/ Storage Closet.
14. The compact W/D closet has (2) pocketed doors that open to 4’-0”.
15. The thresholds at the entries from the carport & patio are ½” high.
16. The living room has 18” deep 30” tall storage drawers the entire width of the room.
17. There is a 13’-0” x 18’-0” ADA parking space.

Low-Cost/ Innovative Casita This Casita will use “advanced framing techniques”.

Key features:

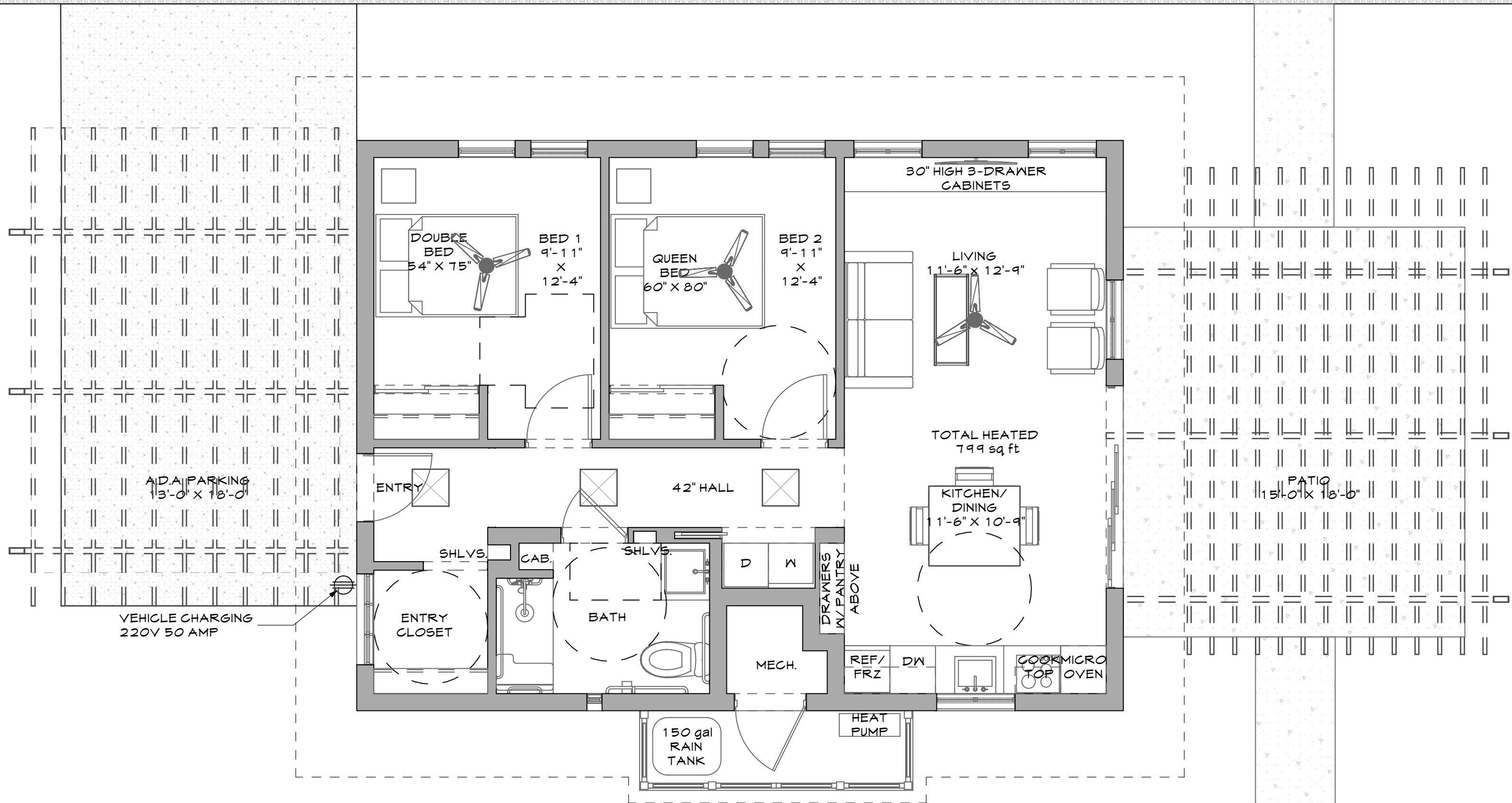
1. 2x6 walls at 24” o.c. with 5 ½” of blown-in cellulose insulation
2. Single 2x6 top plates
3. 3 stud California corners
4. ½” “ZIP” wall sheathing taped at the seams
5. The exterior is clad in 1 ½” rigid EPS insulation. It joins the ICF stem walls.
6. 11 7/8” TJI roof rafters will be 24” o.c. and will be covered by 5/8” “ZIP” sheathing.
7. The roofing material will be a white-coated EPDM “rubber roof”.

8. Window openings are 4' or less and will use headers consisting of (2) – 2x6's around 2 ½" of rigid insulation. An additional 1 ½" of rigid insulation on the exterior will provide a total R value of 20.

Other Low-Cost/ Innovative features:

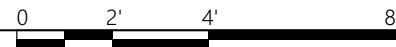
1. There is no gas line to be installed.
2. Ducted heat pump provides for heating and cooling.
3. The concrete floor slab will be stained & polished eliminating the need for wood, carpet or tile.
4. The slab is insulated from below with 2" of rigid insulation. This insulation is connected to the ICF's used for the stem walls.
5. The Roof TJI's extend 2'-6" beyond the face of the exterior walls and will mitigate moisture penetration and heat gain. The south facing kitchen will only receive direct sunlight from September through March. See 1/ A-6.0.
6. There will be a tankless water heater in the Mechanical Room.
7. The Casita will have (16) – photovoltaic panels creating a 4kW system.
8. A rain catchment system will capture 8,500 gallons of water per year qualifying for a \$2,000 rebate.
9. Additional rebates available: \$100 for a high-efficiency toilet, \$100 - \$200 for a high-efficiency clothes washer and a \$1,000 for the installation of a grey water system.
10. There will be an electric vehicle charging station.

ALLEY



# Schematic Floor Plan

Scale: 1/4" = 1'-0"

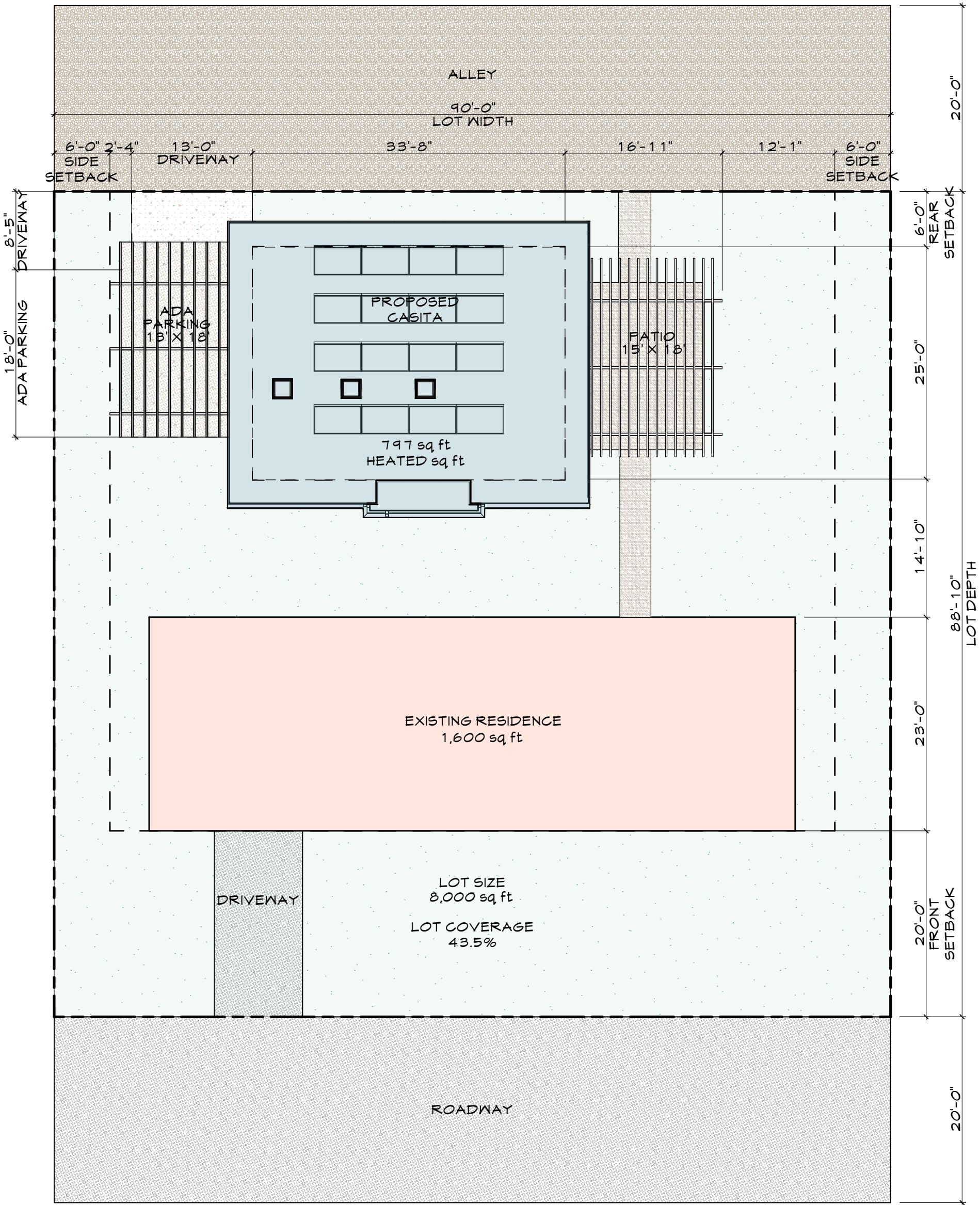


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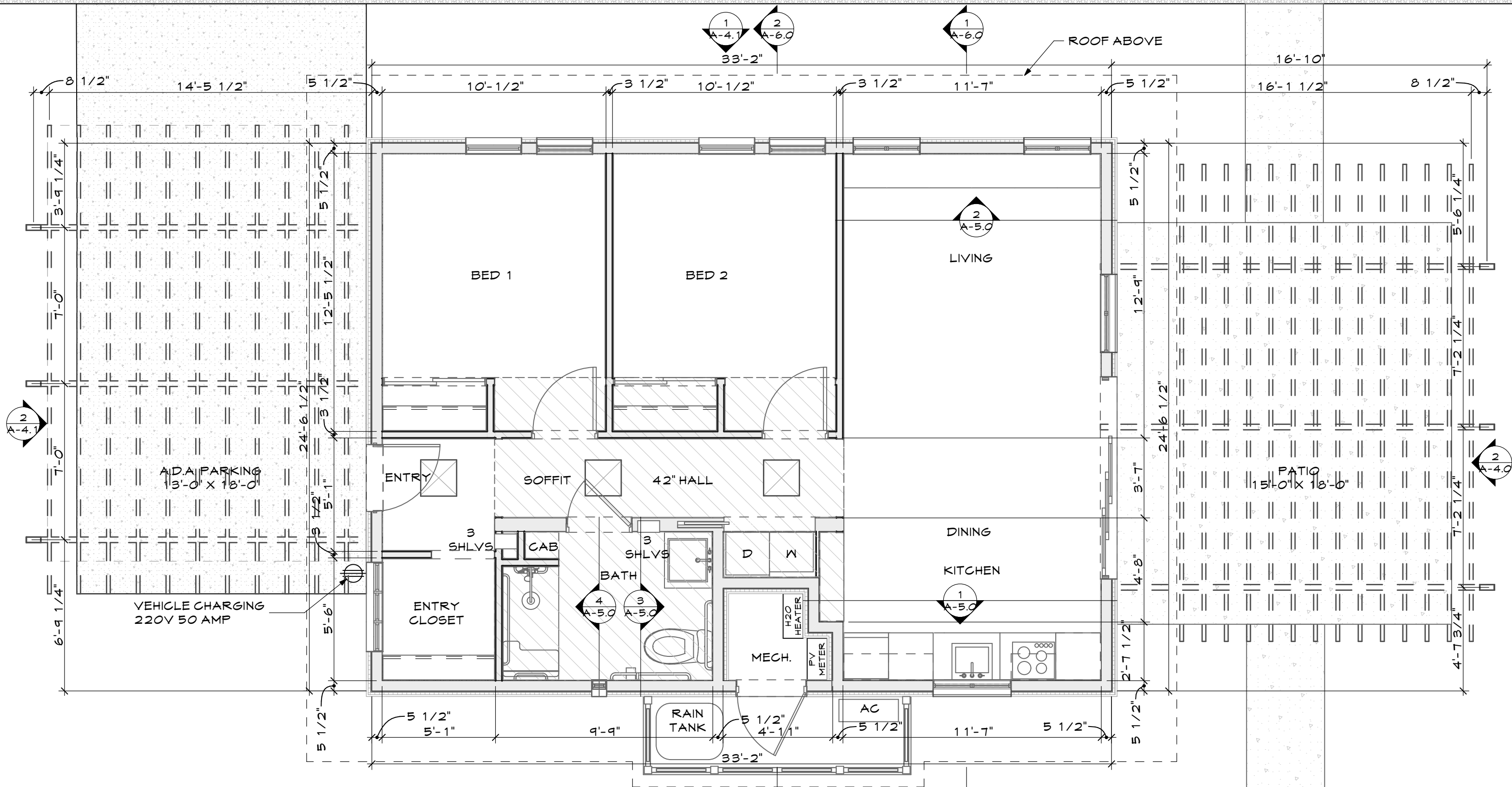
A-0



Site Roof Plan  
Scale: 3/32" = 1'-0"

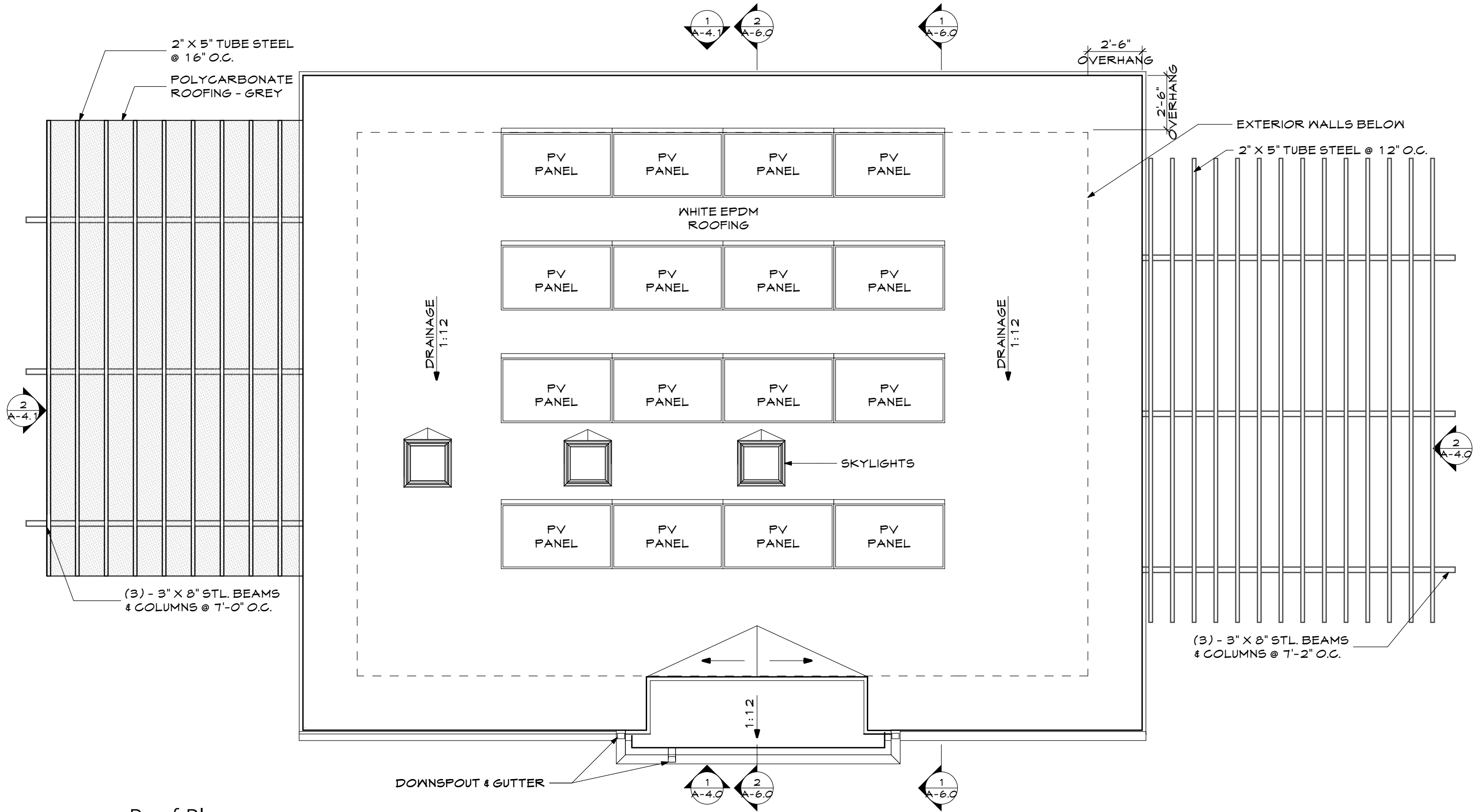





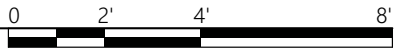


Dimensioned Floor Plan  
 Scale: 1/4" = 1'-0"

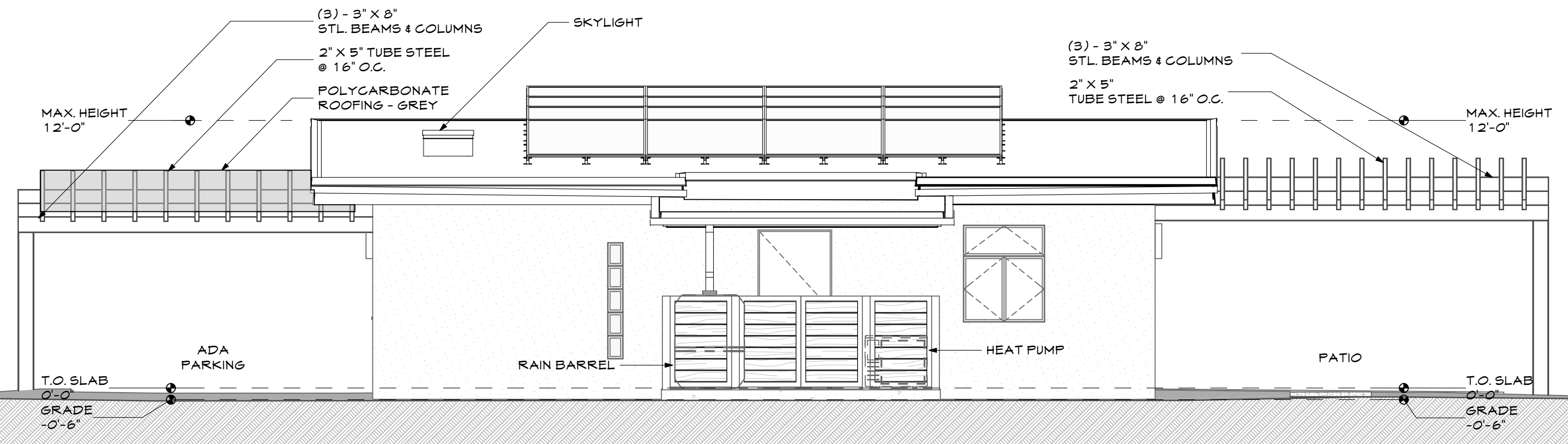
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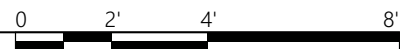

**Roof Plan**  
 Scale: 1/4" = 1'-0"



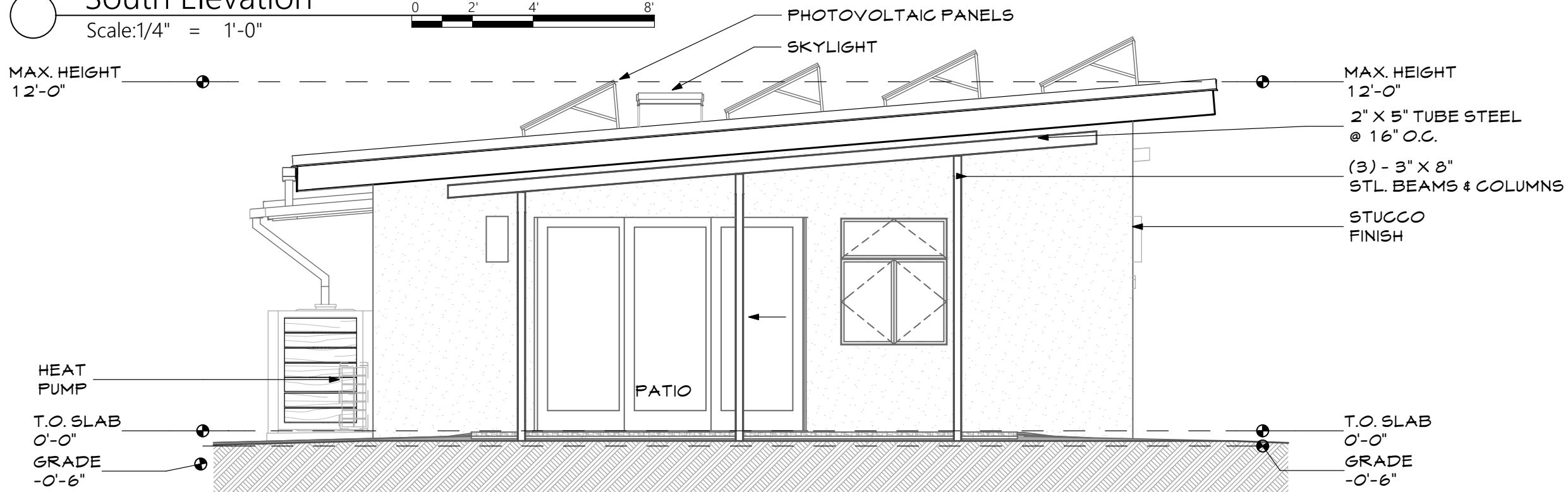
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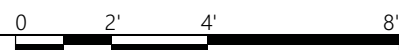
○ South Elevation  
Scale: 1/4" = 1'-0"



MAX. HEIGHT  
12'-0"

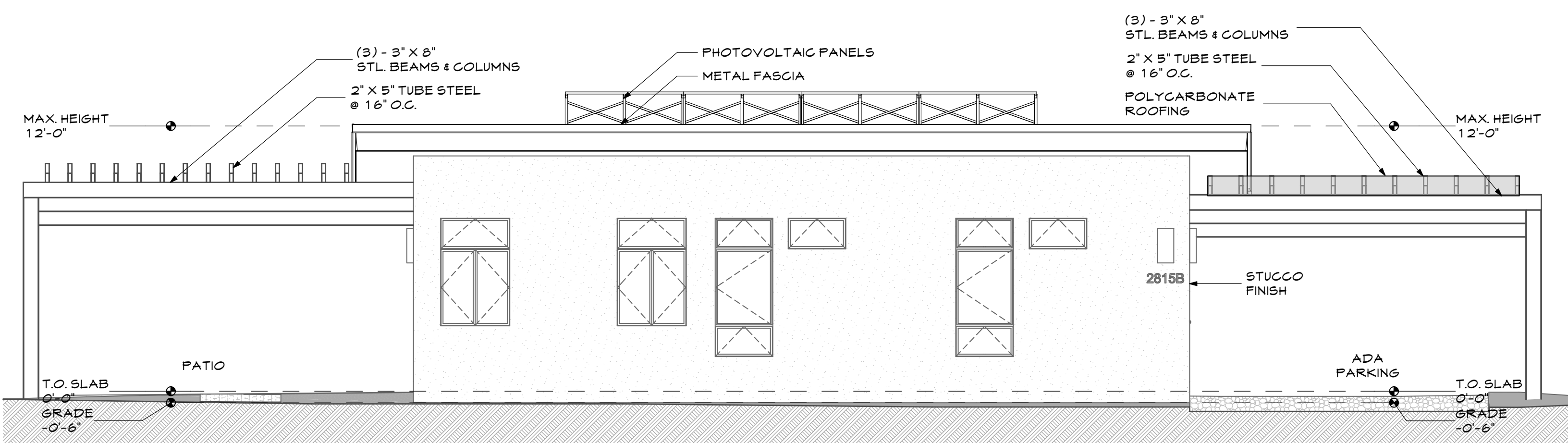


○ East Elevation  
Scale: 1/4" = 1'-0"

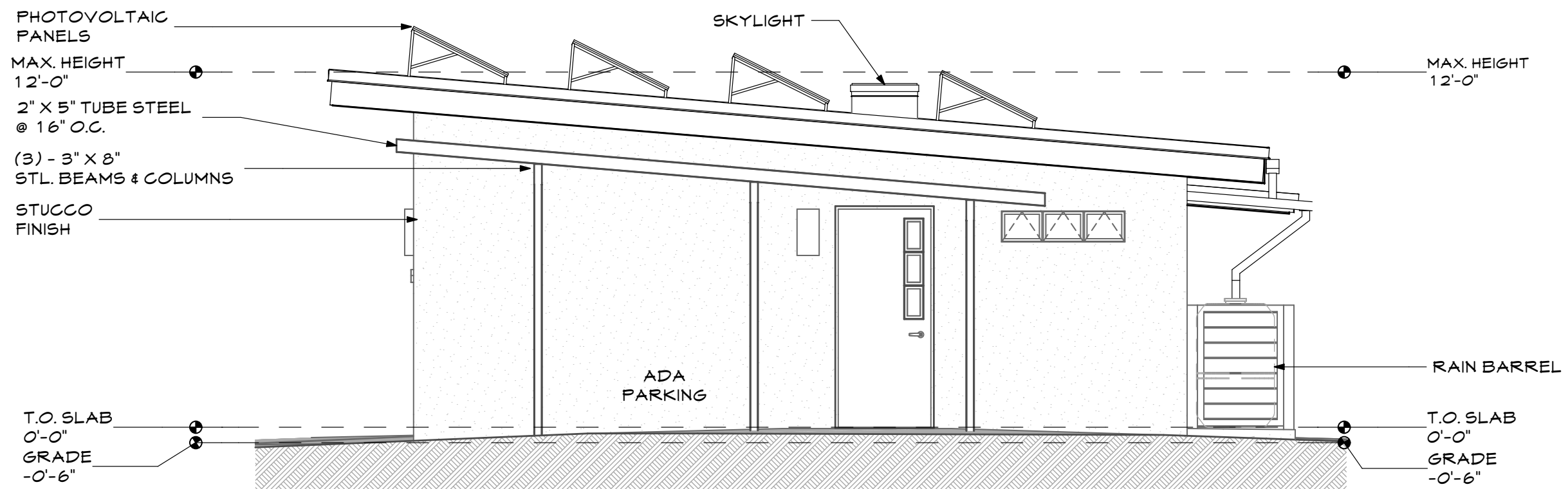


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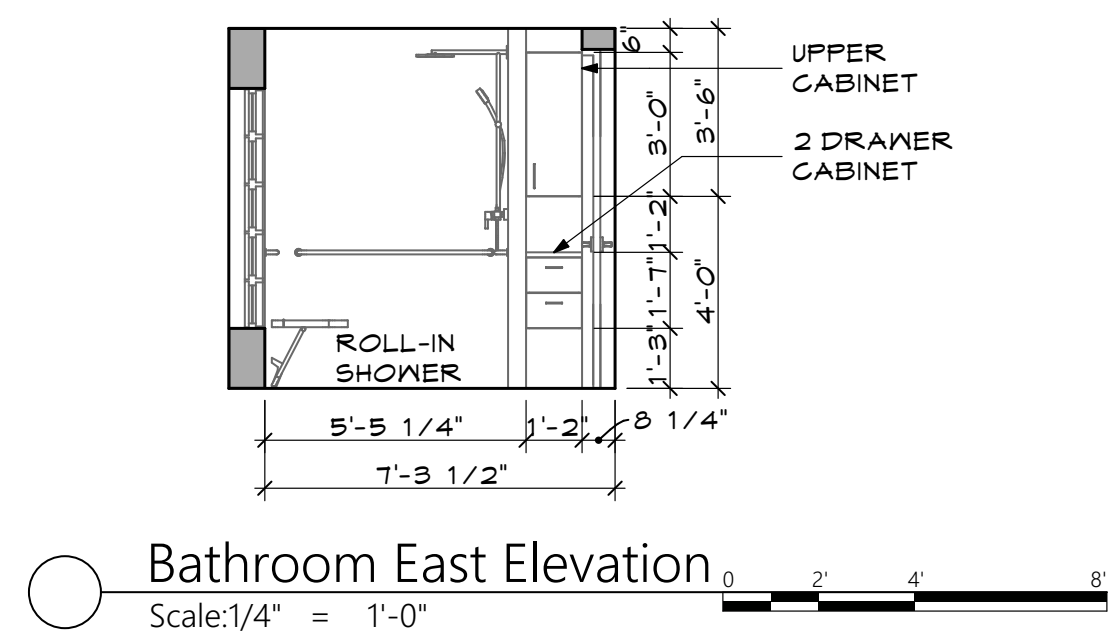
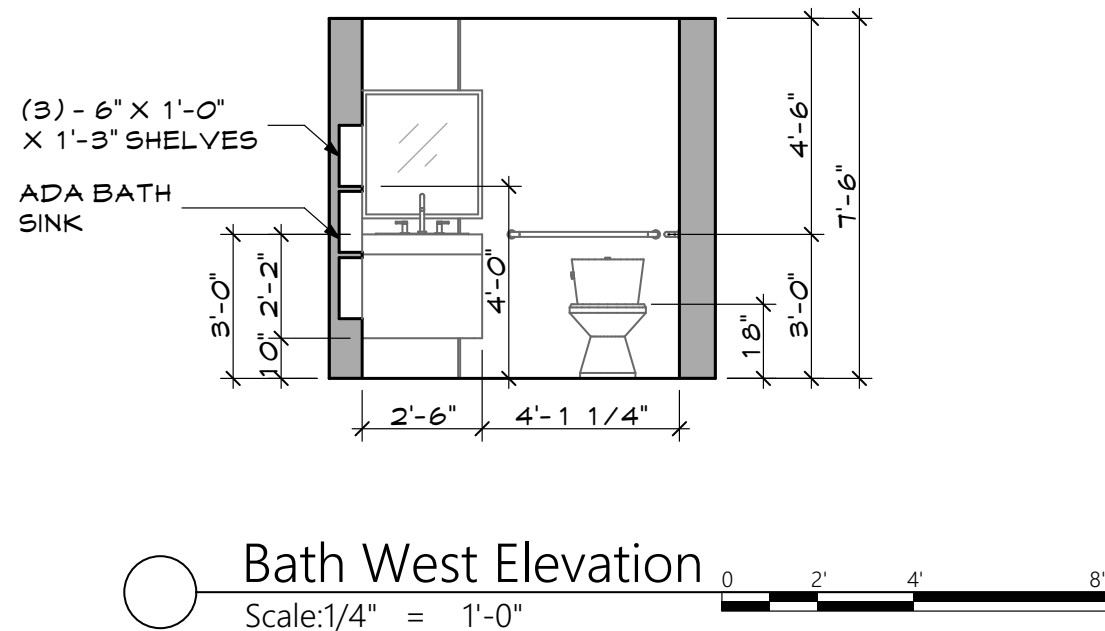
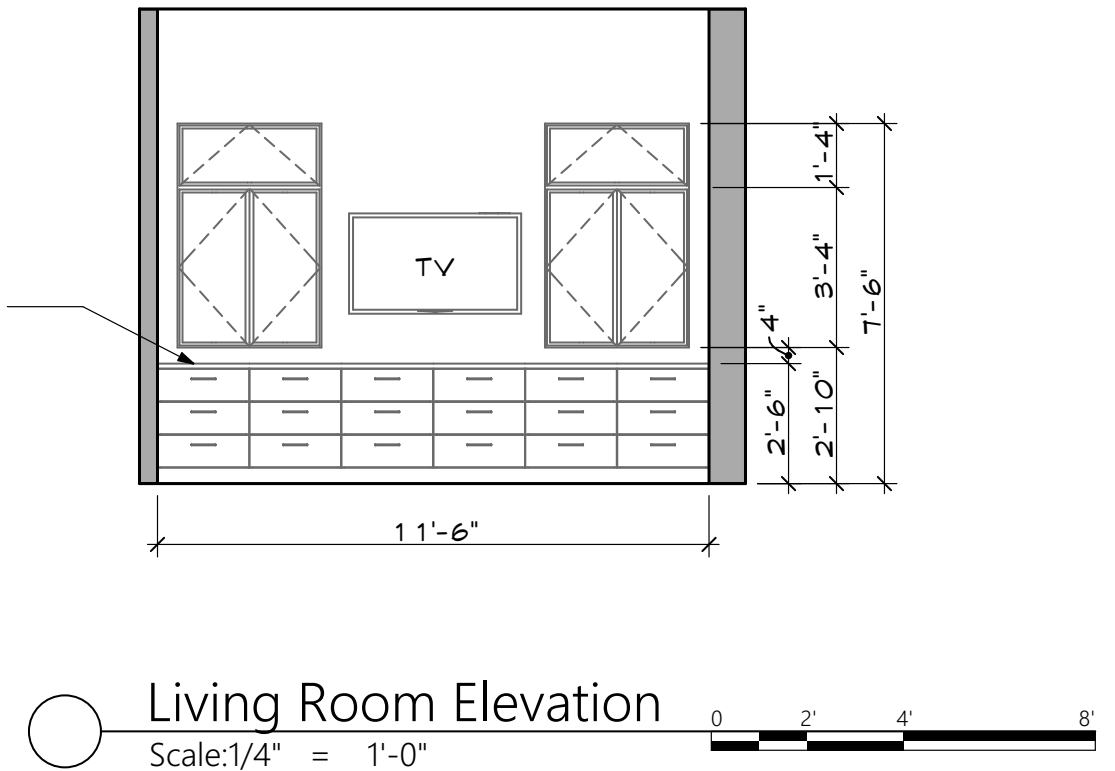
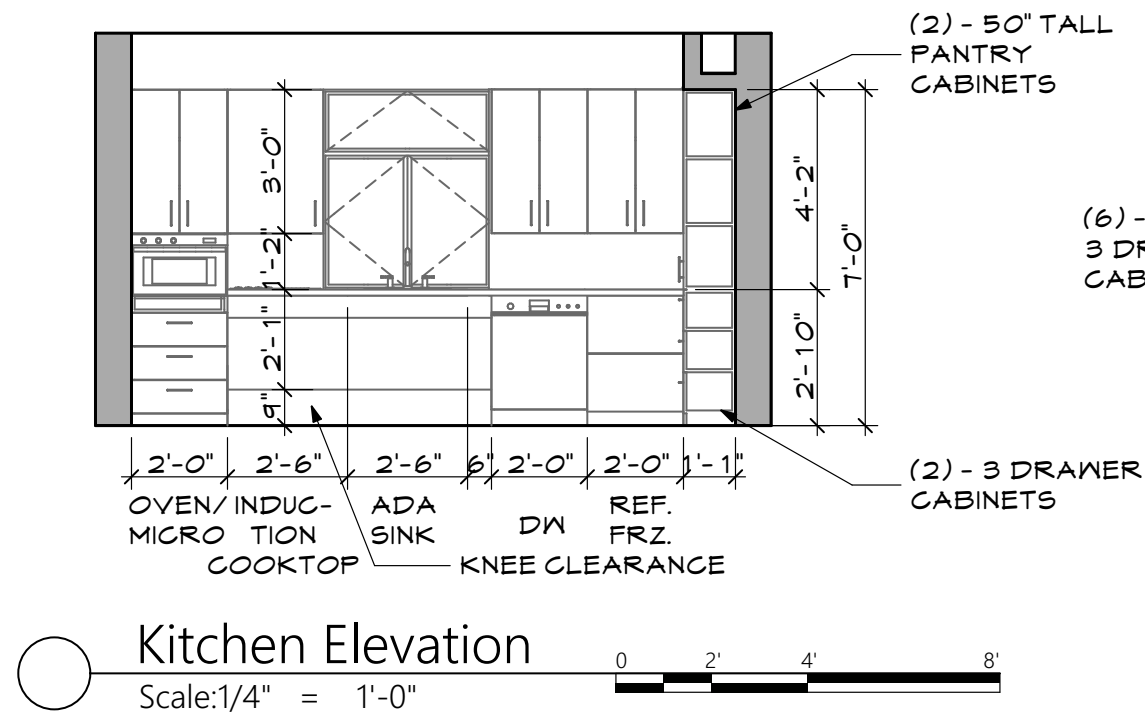
○ North Elevation  
Scale: 1/4" = 1'-0"

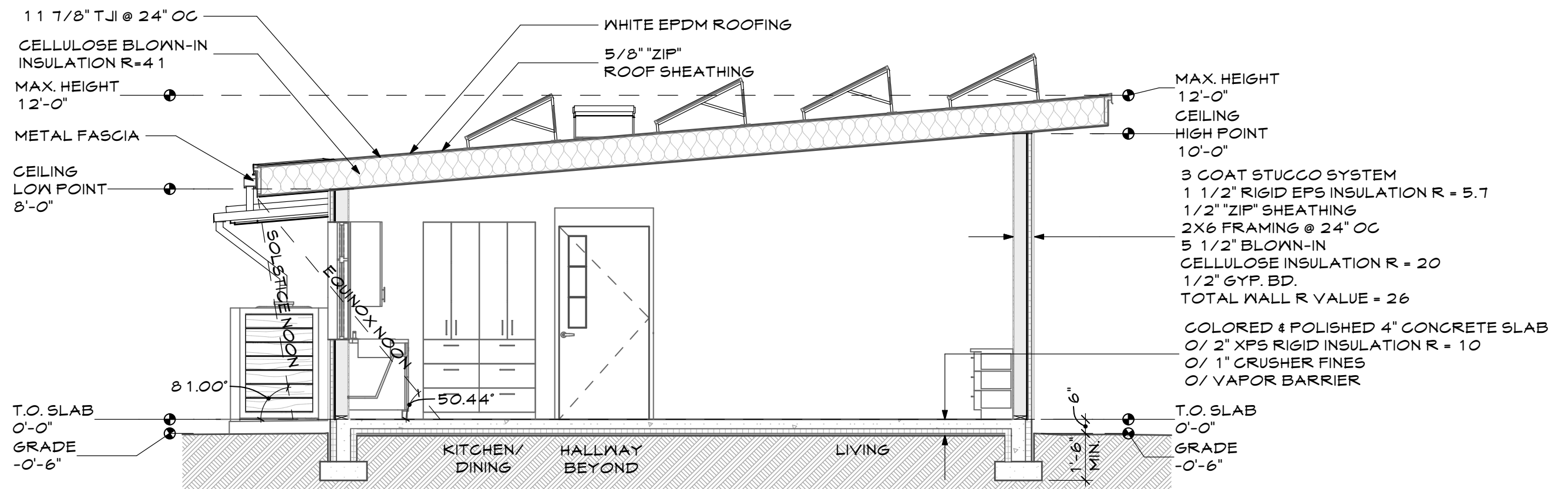


○ West Elevation  
Scale: 1/4" = 1'-0"

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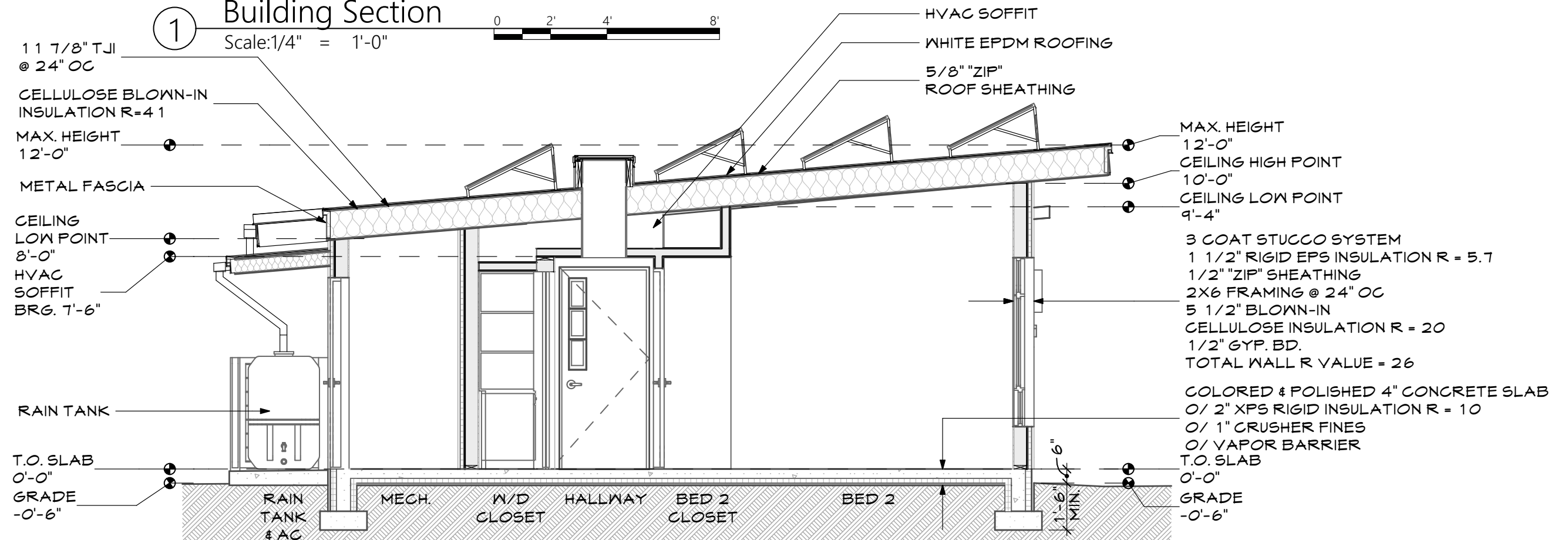




① Building Section

Scale: 1/4" = 1'-0"

0 2' 4' 8'



② Building Section

Scale: 1/4" = 1'-0"

0 2' 4' 8'

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○ Southeast Perspective

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○ Northeast Perspective

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○ North Elevation

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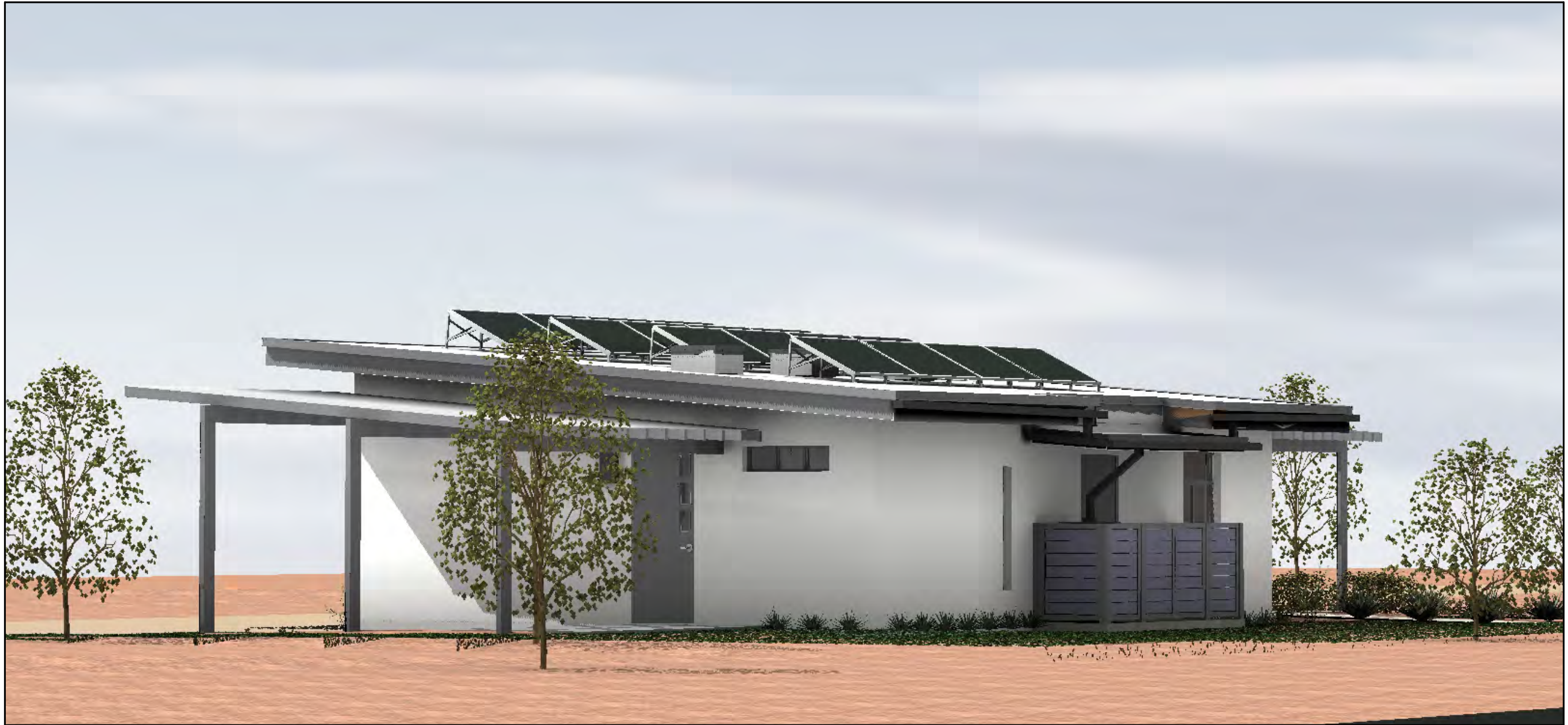




○ Northwest Perspective

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○ Southwest Perspective

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○ South Elevation

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○ Kitchen Dining Living Section

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○ Living Room Looking North

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○ Kitchen Looking South

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